



## WHITE FLINT SECTOR PLAN IMPLEMENTATION ADVISORY COMMITTEE MEETING

8 April 2013



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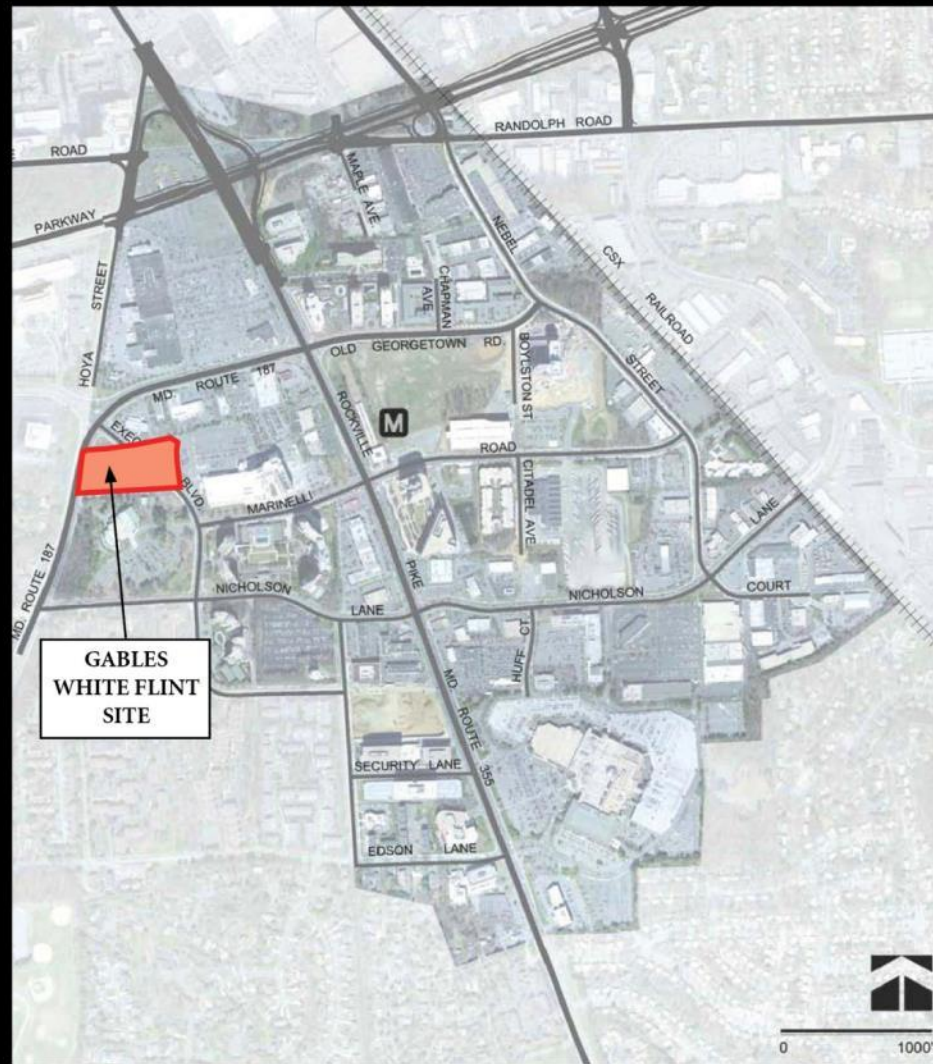
ROCKVILLE, MD



WASHINGTON, DC

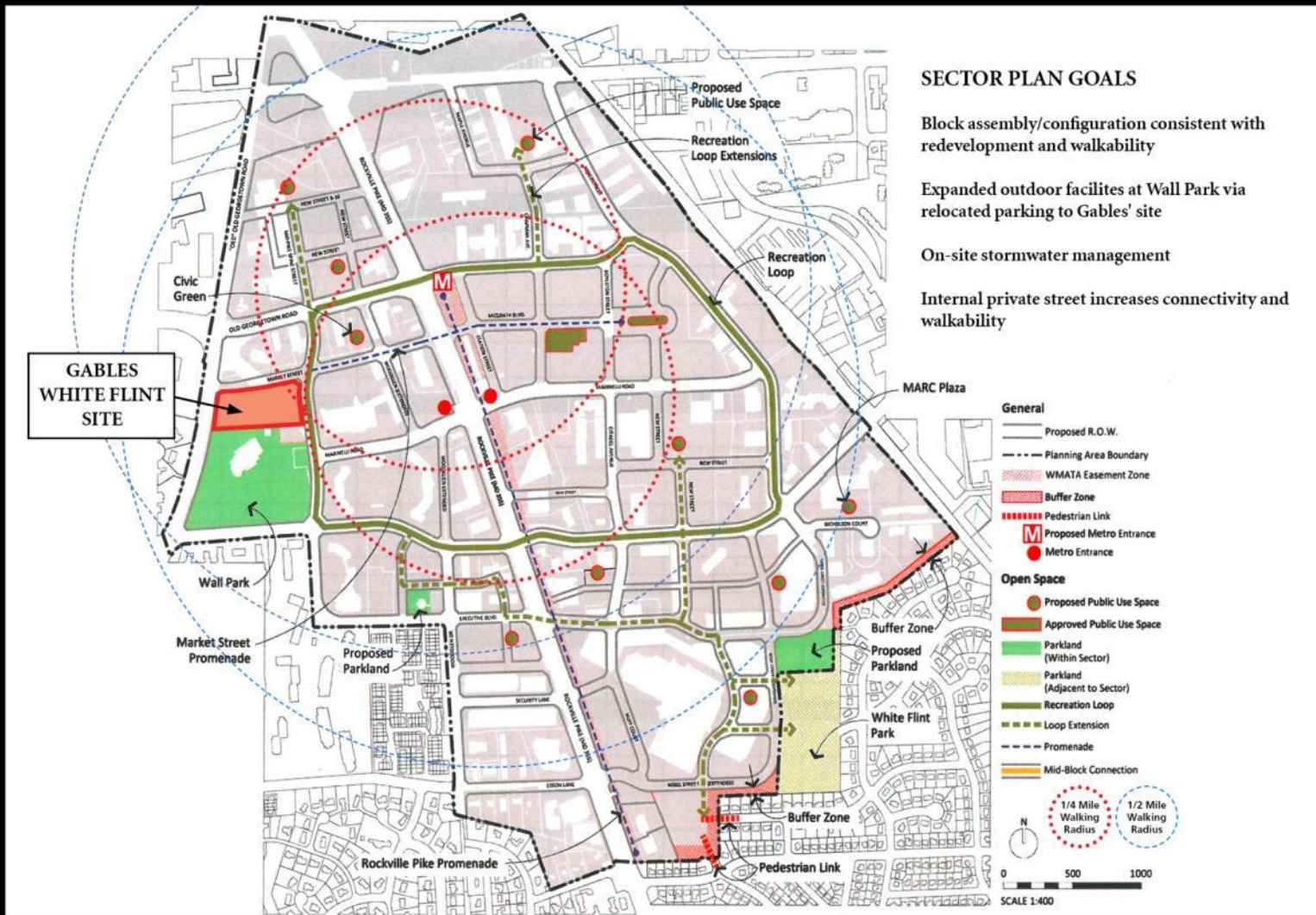
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## SECTOR PLAN AREA BOUNDARY / SITE LOCATION





# MASTER PLAN CONCEPTS AND SECTOR PLAN RECOMMENDATIONS

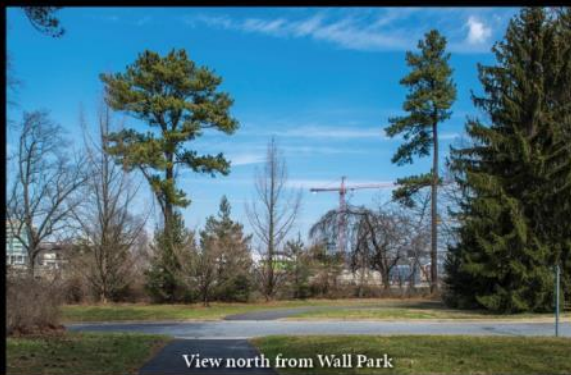


## PROPOSED STREETS / FAR & HEIGHT





## EXISTING SITE IMAGES



View north from Wall Park



View S.E. from intersection of Old Georgetown Road and Executive Blvd



View east from Old Georgetown Road



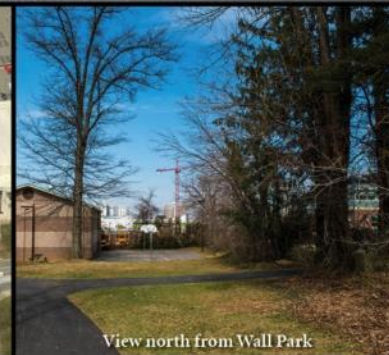
View S.W. from Executive Blvd



View toward site from west edge of Conference Center



Aerial view from over Wall Park (Bing.com)



View north from Wall Park



**ACHIEVING SECTOR PLAN GOALS:  
CONCEPTUAL GABLES WHITE FLINT LAYOUT**



## GABLES WHITE FLINT - RETAIL, RESIDENTIAL, WALL PARK & KSAC PARKING



### Gables Program

+/- 31,000 gsf Retail  
 450-500 Residential Units  
 +/- 520 Parking Spaces (Apt. + Retail)  
 400 Parking Spaces (KSAC + Wall Park)

### Sector Plan Recommendations

2.5 Maximum Residential FAR  
 0.5 Maximum Retail FAR  
 3.0 Total FAR  
 70' Maximum Building Height

### Proposed Gables White Flint

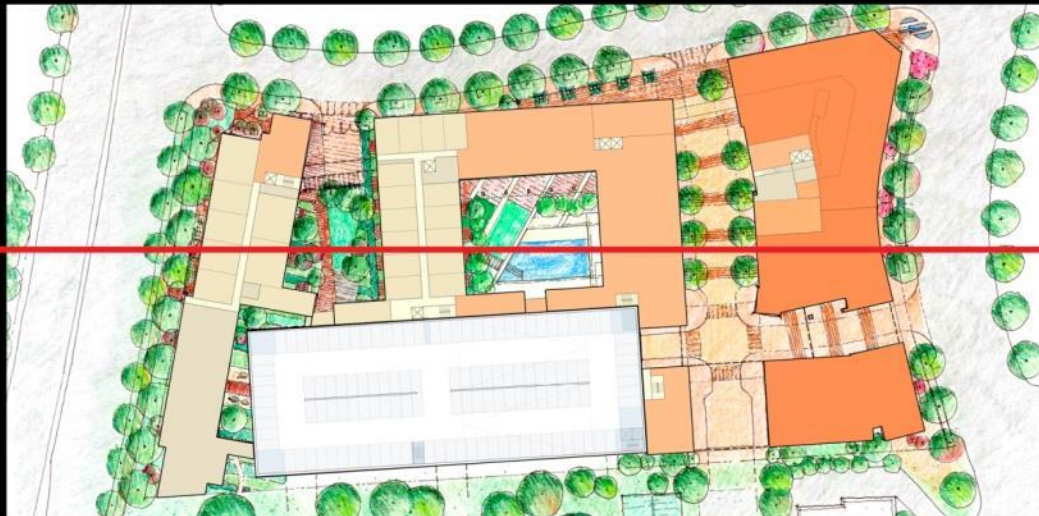
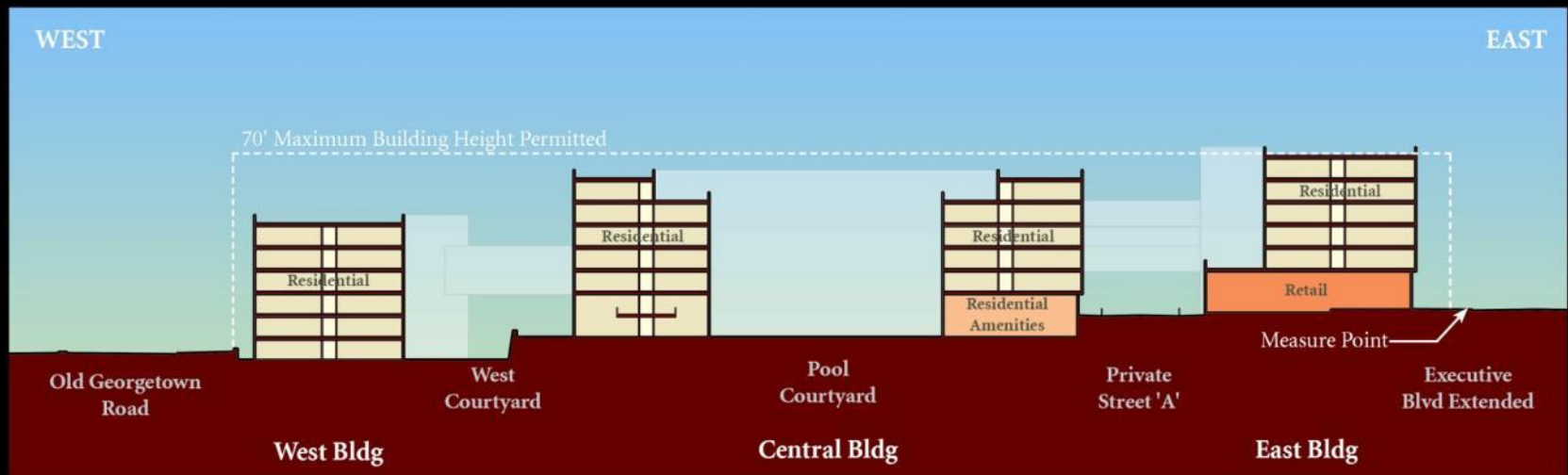
2.35-2.5 Current Estimated Residential FAR  
 0.15-0.25 Current Estimated Retail FAR  
 2.5-2.75 Current Estimated Total FAR  
 70' Current Estimated Building Height



## GABLES WHITE FLINT - TYPICAL FLOOR PLAN



## GABLES WHITE FLINT - CONCEPTUAL CROSS SECTION





## GABLES WHITE FLINT - VIEW ALONG MARKET STREET



## GABLES WHITE FLINT - VIEW ALONG PRIVATE STREET 'A'





## STREET LEVEL RETAIL REALM AND ARCHITECTURAL CHARACTER





## RESIDENTIAL REALM AND ARCHITECTURAL CHARACTER





## WHITE FLINT: TRANSFORMING INTO AN URBAN CENTER



QUESTIONS

THANK YOU

